

**±36,200 SF AIRCRAFT HANGAR
AND OFFICE FACILITY FOR SALE
AT MANASSAS REGIONAL AIRPORT**

10761 JAMES PAYNE COURT
Manassas, Virginia 20110



FOR SALE: \$7.95 MILLION

CBRE

THE OPPORTUNITY

CBRE is pleased to offer a ±36,200 SF aircraft hangar and office facility for sale at Manassas Regional Airport (also known as Harry P. Davis Field) in Manassas, Virginia. The facility consists of a ±26,200 SF hangar bay, plus approximately 10,000 SF of high-end office/lobby/shop area, including conference rooms, private offices, pilot and passenger lounges, and kitchen and galley areas. This is an excellent opportunity to secure a large private hangar in the Capital Region, and would be an ideal fit for a wide variety of aviation venues. This location is an excellent alternative to Dulles International Airport. The I66 Express lanes project is scheduled to become fully operational by the end of 2022, which will make Manassas Regional Airport an even faster location to reach. With no airline congestion to compete with, coupled with the new I66 Express lanes, operating out of Manassas will often be a quicker option to get off the ground than Dulles.

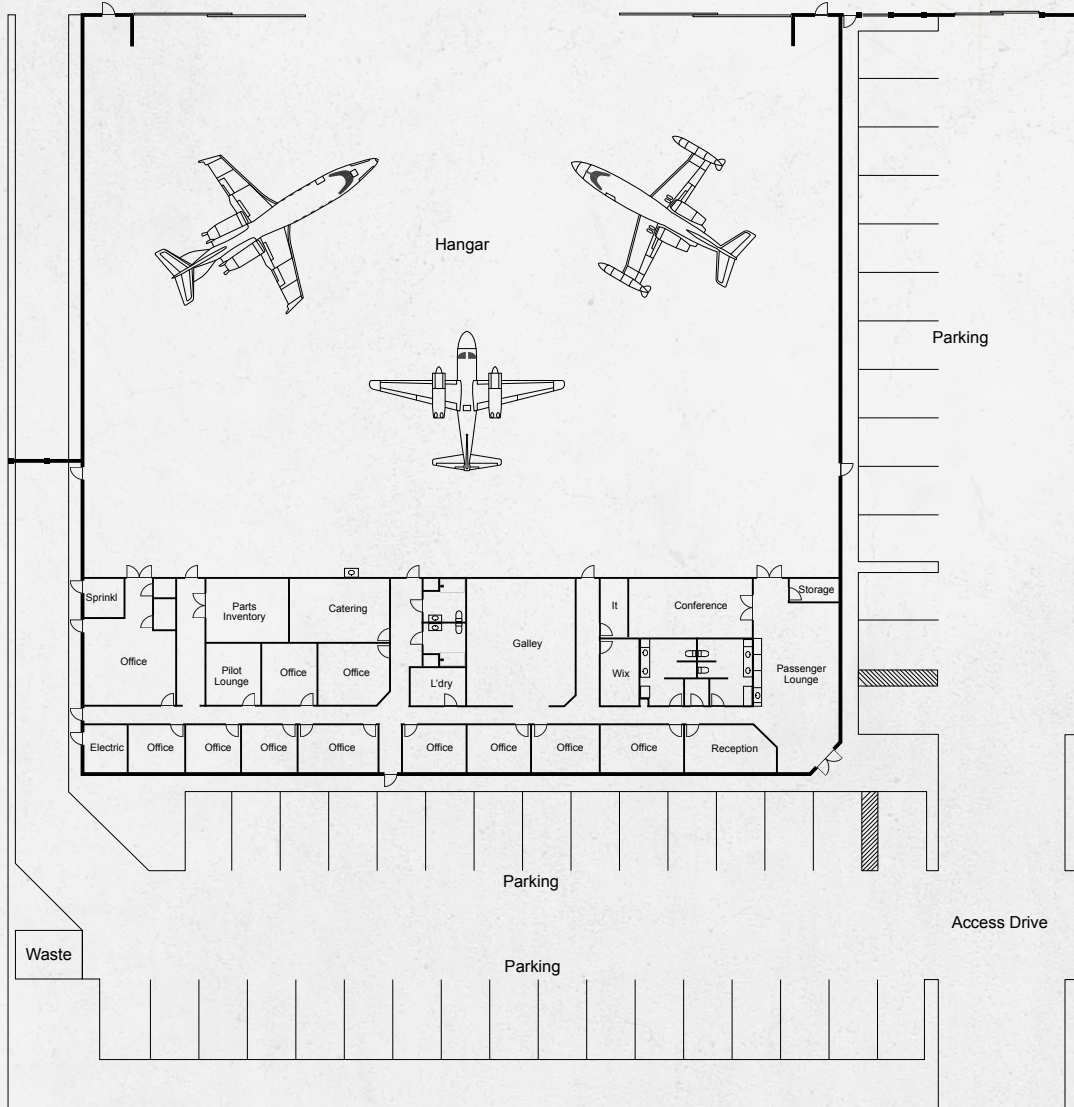
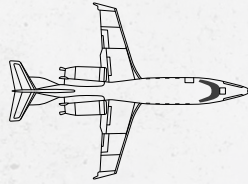
HIGHLIGHTS

- » ±26,200 SF hangar bay
- » ± 10,000 SF of high-end office/lobby/shop area, including conference rooms, private offices, pilot and passenger lounges, and kitchen and galley areas
- » Hangar door dimensions: 28' height x +/- 134' width
- » Built in 2007
- » Ground lease through October 31, 2045
- » Enhanced overhead lighting
- » Hangar doors include windows for additional light
- » Ample parking area with ±46 parking spaces
- » Roll-up doors on each side of the hangar bay
- » Ample ramp space
- » Parcel size: 2.1 acres
- » High gloss epoxy floor



FLOOR PLAN

Air Operations Area - Ramp



JAMES PAYNE COURT



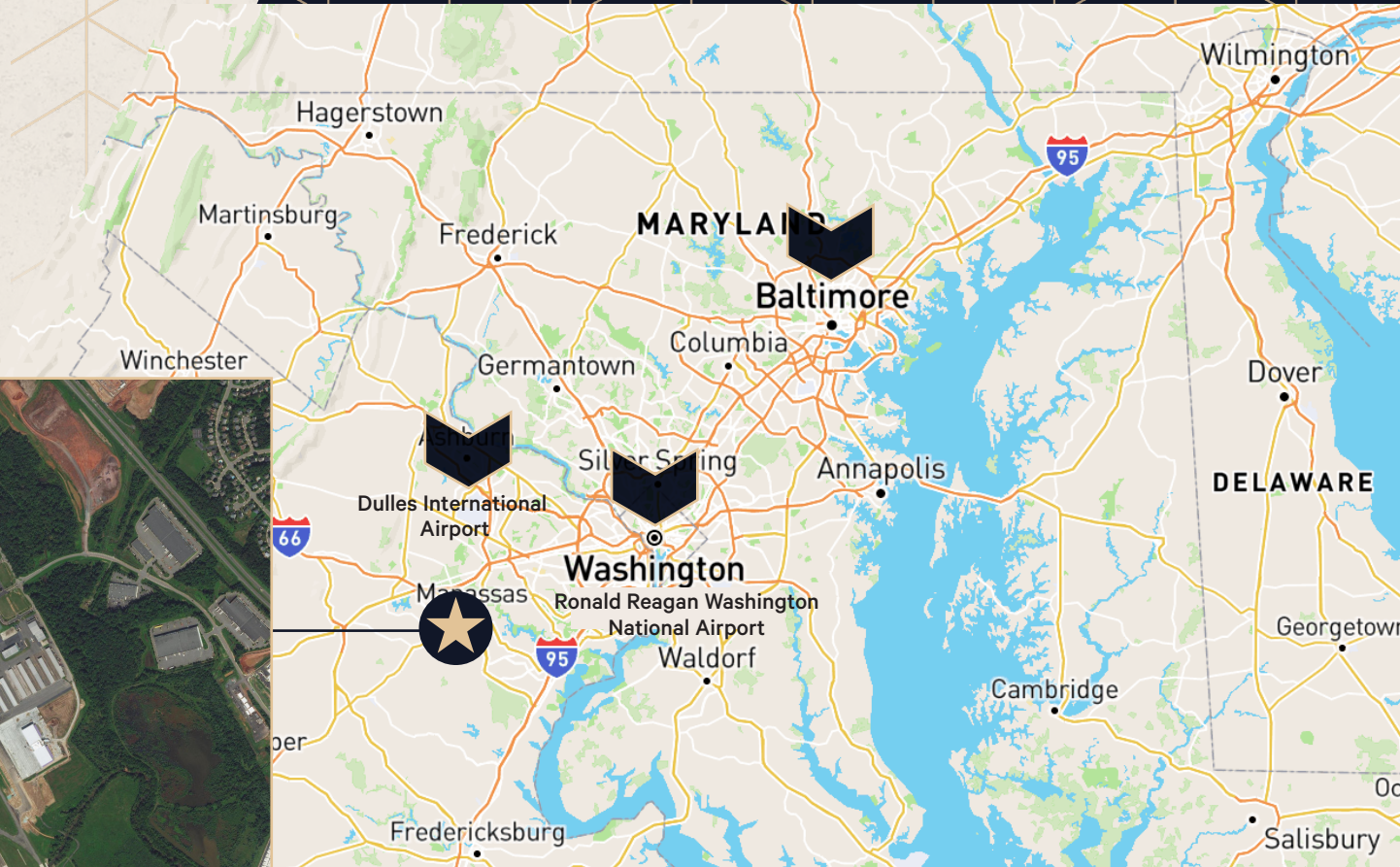


MANASSAS REGIONAL AIRPORT (HARRY P. DAVIS FIELD)

Located just thirty miles from Washington D.C., the Manassas Regional Airport is the largest regional airport in Virginia and is a convenient choice for general aviation operations. The airport covers 888 acres, and has two asphalt runways, the longest of which is 6,200 feet.



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DISTANCE

Dulles International Airport - **20 Miles**

Ronald Reagan Washington National Airport - **40 Miles**

Washington D.C. - **40 Miles**

Baltimore - **78 Miles**

Richmond - **96 Miles**



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